

Skidmore, Owings & Merrill

1201 Connecticut Avenue NW
Washington DC 20036
202 828 0700

January 8, 1982

[Redacted]

STAT

Central Intelligence Agency
Building Planning Staff
Washington, D.C. 20505

Dear [Redacted]

STAT

Enclosed are copies of the revised cost figures for the parking garage. As you know, the old cost estimate was based on a slightly smaller garage [Redacted] which had to be expanded to [Redacted] because of losses from the south parking lot caused by growth of the power plant facilities. We estimate that the parking garage will cost \$14,123,000, compared with the earlier figure of \$13,464,00.

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Please call us if you have any questions.

Sincerely,

[Redacted]

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COST ESTIMATE
Central Intelligence Agency
Master Development Plan

1. Summary - Phase I

Div. 1	Main Building	93,780,000
2	Reception Center	518,000
3	Parking Structure	14,123,000
4	Site Utilities & Roadwork	3,352,000
5	Power Plant, Electrical Service & Equipment	<u>23,040,000</u>
	Total 10/81 Complex Cost	134,813,000
	Plus 10% Design Contingency	<u>13,481,000</u>
	Total Budgeted Building	
	Cost 10/81	148,294,000
	Plus 31% Escalation	45,971,000
	<u>Estimated 10/83 Bid Price</u>	<u>\$194,265,000</u>

Escalation Factor Assumptions

10/83 Start, 10/86 Completion (3 years Construction). Assumed inflation rates - 10/81 to 10/82, 9%; 10/82 to 10/83, 8%; 10/83 to 10/84, 7%; 10/84 to 10/85 (Mid-Point Construction), 4%; Total, 31%.

Actual Construction would indicate a 10/83 start with emphasis on the West Parking area with a 20 month completion schedule. This would allow lost parking to be recovered and allow the General Contractor flexibility in scheduling men and material.

5. Parking Garage and West Lot

Div 1	General Conditions	915,000
2	Excavation & Sitework	2,351,000
3	Concrete	8,700,000
4	Masonry	2,000
5	Miscellaneous Metals	57,000
7	Roofing	23,000
8	Doors, Glazing	77,000
9	Finishes	26,000
10	Specialties	44,000
14	Vertical Transportation	192,000
15	Mechanical	270,000
16	Electrical	419,000
		<u>13,076,000</u>
	Plus 10% Design Contingency	(with Phase I Summary) 13,076,000
	Plus 8% O.H. & Profit	<u>\$ 1,046,100</u>
		14,122,100

Total Parking Analysis

Structure	769,600 S.F.		
Lot	296,000 S.F.	<u>10/81 Estimated Bid</u>	<u>\$ 14,123,000</u>
	<u>1,065,500 S.F.</u>		

5. Parking Garage and West Lot

Div 1	General Conditions	915,000
2	Excavation & Sitework	-2,040,000
3	Concrete	8,422,000
4	Masonry	2,000
5	Misc. Metals	57,000
7	Roofing	23,000
8	Doors, Glazing	77,000
9	Finishes	24,000
10	Specialties	44,000
14	Vertical Transportation	192,000
15	Mechanical	-251,000
16	Electrical	419,000

Plus 10% Design Contingency (with Phase I Summary)

Plus 8% O.H. & Profit

12,466,000
-997,300
13,463,300

Total Parking Analysis

Structure -705,500 S.F.
Lot 296,000 S.F.
-1,001,500 S.F.

10/81 Estimated Bid

\$ 13,464,000

COST ESTIMATE
Central Intelligence Agency
Master Development Plan

1. Summary - Phase I

Div. 1	Main Building	93,780,000
2	Reception Center	518,000
3	Parking Structure	13,464,000
4	Site Utilities & Roadwork	3,352,000
5	Power Plant, Electrical Service & Equipment	23,040,000
Total 10/81 Complex Cost		134,154,000
Plus 10% Design Contingency		13,415,000
Total Budgeted Bldg.		
Cost 10/81		147,569,000
Plus 31% Escalation		45,746,000
Estimated 10/83 Bid Price		<u>\$193,315,000</u>

Escalation Factor Assumptions

10/83 Start, 10/86 Completion (3 years Construction). Assumed inflation rates -- 10/81 to 10/82, 9%; 10/82 to 10/83, 8%; 10/83 to 10/84, 7%; 10/84 to 10/85 (Mid-Point Const.), 4%; Total 31%.

Actual Construction would indicate a 10/83 start with emphasis on the West Parking area with a 20 month completion schedule. This would allow lost parking to be recovered & allow the General Contractor flexibility in scheduling men & material.